



County of San Diego

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DEPARTMENT OF PUBLIC WORKS

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COUNTY SURVEYOR
FLOOD CONTROL
WASTEWATER MANAGEMENT

April 30, 2001

John P. Milligan
Supervisor, Standards Section, AWP-621
U. S. Department of Transportation
Federal Aviation Administration
Western-Pacific Region, Airports Division
P. O. Box 92007 WPC
Los Angeles, CA 90009-2007

Dear Mr. Milligan:

GILLESPIE FIELD INSTRUMENT OF RELEASE FOR MARSHALL AVE

In our continuing efforts to fulfill your requirements for the formal release of Marshall Avenue, El Cajon, from federal obligations for aeronautical use, this letter is a follow up to the County of San Diego meeting with FAA on January 12, 2001. In that meeting it was stated that FAA needed a new plat and parcel description of Marshall Avenue to include the existing roadway as well as the recently constructed portion. Also requested was additional appraisal information to access value of the land beneath the entire roadway.

Enclosed with this letter is a plat with an updated parcel description based upon your request the description begin from a property corner described in the legal description of the 1953 Quitclaim Deed. This was also used in the 1967 Land Release where the southwest property corner was described as coordinates North = 237,803.67, East = 1,773,383.29 of Zone 6 of the California State Coordinate System, North American Datum 1927. Adjusted area in the request for release is immediately under the existing and new Marshall Avenue and totals 9.39 acres.

In addition, enclosed is an updated narrative describing in greater detail specific appraisal information addressing only the area of roadway as identified in the enclosed plat. Total amount of the appraised value has decreased from \$770,000 to \$630,000. This is a result of boundary changes. The area near Cuyamaca Street was deleted and area under the existing roadway was added. See enclosed narrative appraisal for details.

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It is the County's understanding you believe Marshall Avenue right-of-way should be assessed in a manner similar to a recent situation at Burbank. There the local jurisdiction required a road be constructed in order to develop adjacent land. In the case of Marshall Avenue the City of El Cajon's Master Plan indicates the only permitted use of the land is for a roadway.

The final determination of the location and design of Marshall Avenue was determined by traffic engineers of the City of El Cajon. The County of San Diego understands engineering criteria included consideration of design speeds and sight distances for entrances to existing aviation businesses.

The area surrounding Marshall Avenue is in a designated Redevelopment Area and the City of El Cajon was lead agency in submittal and acceptance of an Economic Development Administration grant. The grant provided ½ of the project cost to complete Marshall Avenue through this area. The City and the County divided the other half equally.

County of San Diego, Airports did not pay any portion of the costs for Marshall Avenue. Airport Enterprise Funds were loaned to the Redevelopment Agency. This loan will be paid back from projected Redevelopment Agency tax increment revenue. The project opened up Airports land previously undevelopable without significant cost.

The County is amending its original 'Instrument of Release' request to not include the area west of Marshall Avenue. This area will remain for aviation related uses as requested by FAA.

It is the County's hope the information provided in this communication satisfies all requirements for formal release of the area immediately under the existing and new sections of Marshall Avenue and its adjacent right-of-ways as depicted in the attached plat and legal descriptions.

Your cooperation is greatly appreciated in resolving these issues. If you have any questions or need additional information, please call Rick Jenkins, Public Works, Manager, Airports at (858) 874-4112.

Sincerely,

Chandra Wallar, Assistant Director
Department of Public Works

Enclosures

cc: Tony Garcia, FAA Compliance Officer
Rick Jenkins, Department of Public Works, Manager, Airports
Darlene Haslett-Kitchen, Supervising Real Property Agent, DPW Airports